

FOR LEASE

12,565 SF



CLASS A
OFFICE, RETAIL, or INDUSTRIAL

10000 COVINGTON CROSS DR,
LAS VEGAS, NV 89144

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COVECO, LLC

LEASE SUMMARY

STARTING RENT

\$2.35/SF NNN

LEASABLE UNITS

12,565 SF

FLEXIBLE USES

**Office
Some Medical
Restaurant
Recreational
Fitness
Light Industrial
Other Retail**

STARTING CAM FEE

\$0.70/SF

LOT SIZE

**4.05 Acres
5.28 Acres With Extra Land**

ELECTRICAL POWER

1,000 Amps 208/120 V, 3-phase

CLEAR HEIGHT

20'

HVAC

Entire Building

PARKING

**85 Spaces (6.8/1000 SF)
208 Spaces (16.5/1000 SF) with
Extra Land**

ZONING

**P-C
EC Summerlin**

CLASS

A





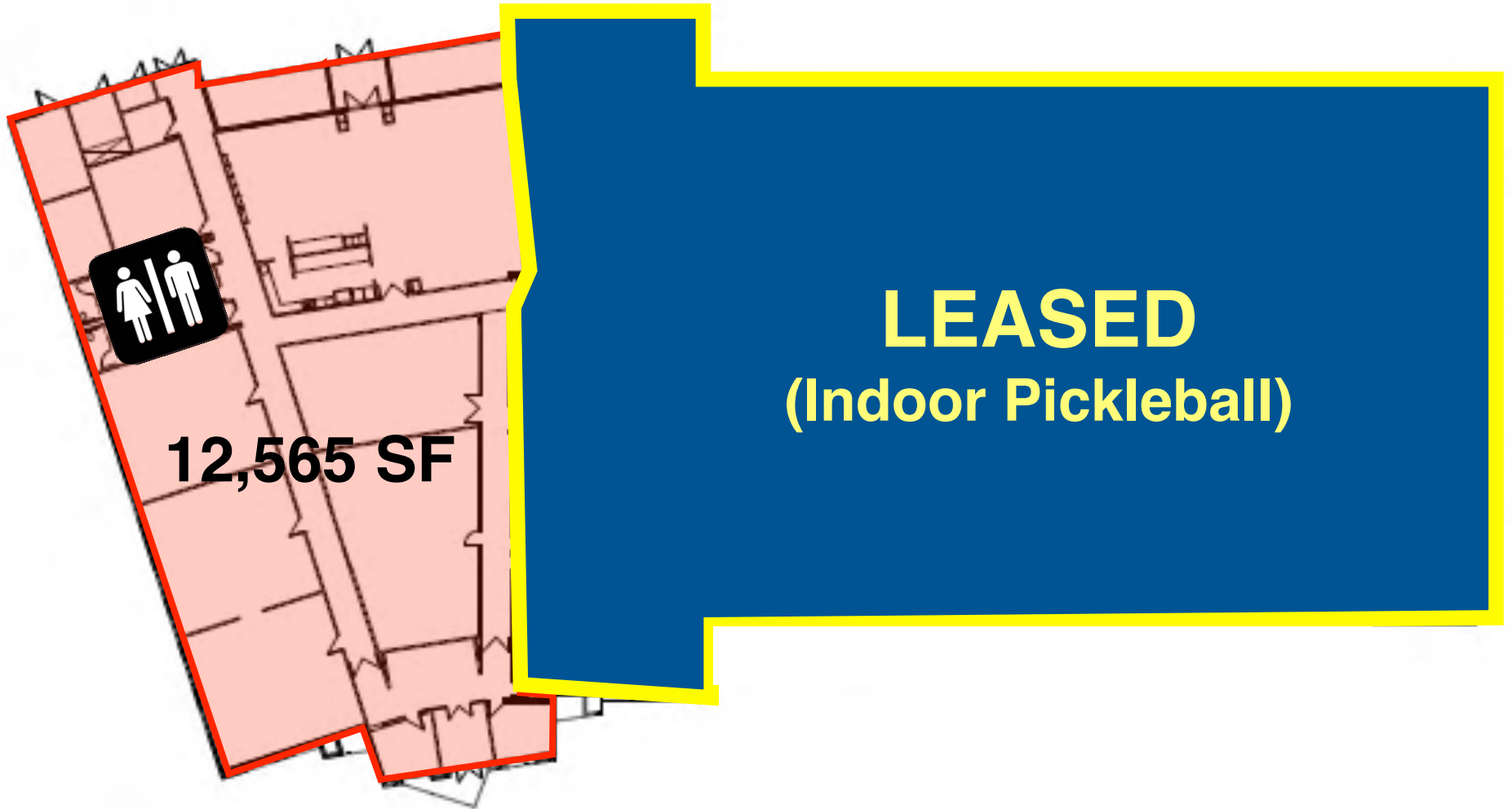
PROPERTY OVERVIEW

- ✓ **12,565 SF Flexible Various Uses**
- ✓ **Options for Various Dock-High and Drive-In Loading Available**
- ✓ **16.5/1000 SF Parking Spaces with Optional Extra Land**
- ✓ **Built in 1997**
- ✓ **P-C (EC Summerlin) Allows for Office, Light Industry, Business, Professional, and Support Commercial Services**
- ✓ **Fully Fire Sprinklered**
- ✓ **Easy Access from Summerlin Parkway and Town Center**
- ✓ **Located in the Highly Desirable Commercial Corridor of Summerlin**

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

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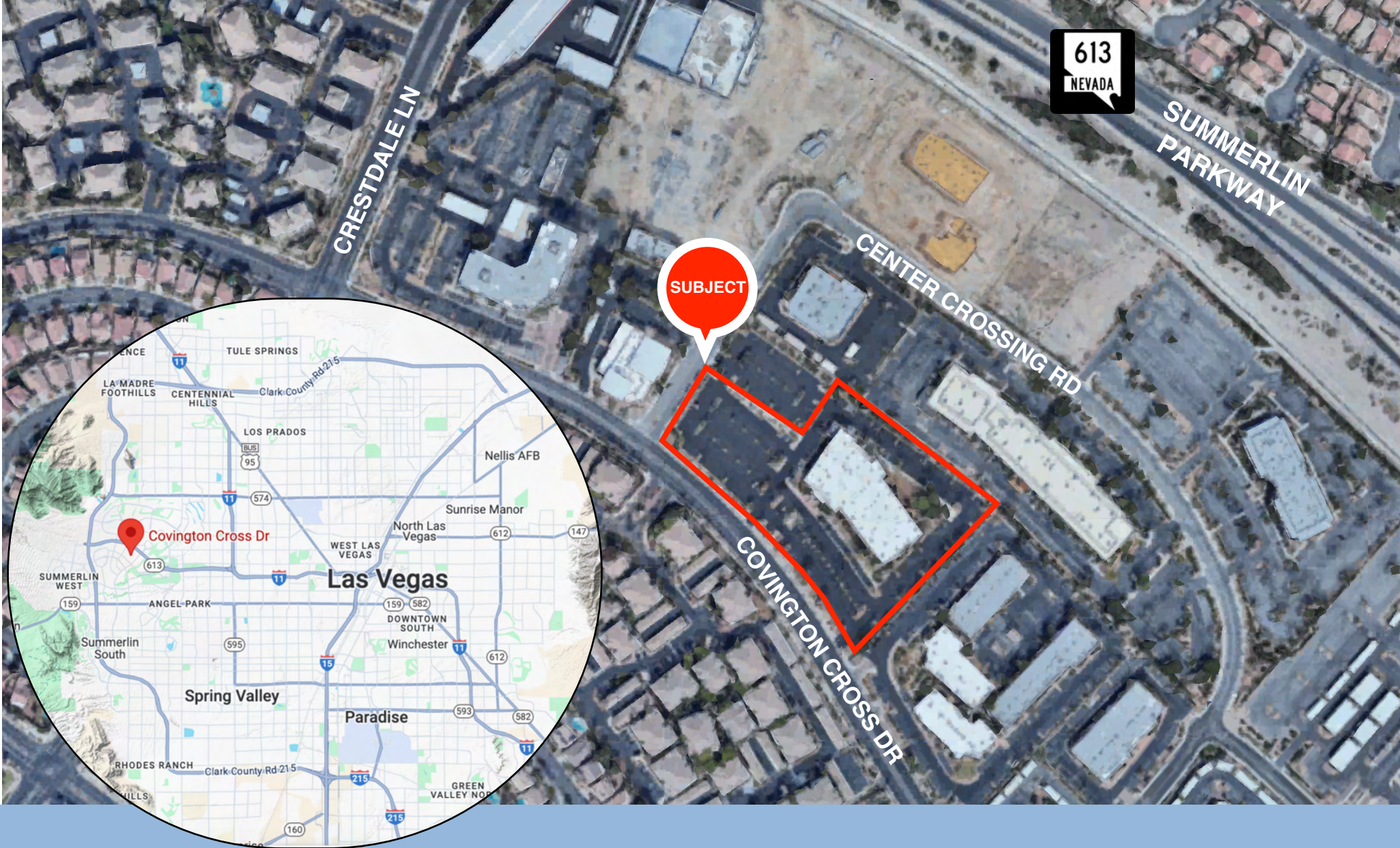
SITE PLAN



***Options for Various Dock-High and Drive-In Loading Available**



LOCATION



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